164.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,100,700 /	1,100,700
USE VALUE:	1,100,700 /	1,100,700
ASSESSED:	1,100,700 /	1,100,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	ACTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PLUMMER JOHN C/TRUSTEE
Owner 2:	JOHN C PLUMMER REVOCABLE TRUS
Owner 3:	OF 1994
Street 1:	84 DOW ROAD
Street 2:	
Twn/City:	HOLLIS
St/Prov:	NH Cntry: Own Occ: N
Postal:	03049 Type:

PREVIOUS OWNER

Owner 1:	PLUMMER JOHN C/TRUSTEE -
Owner 2:	JOHN C PLUMMER REVOCABLE TRUST -
Street 1:	84 DOW ROAD
Twn/City:	HOLLIS
St/Prov:	NH Cntry:
Postal:	03049

NARRATIVE DESCRIPTION

This parcel contains 12,659 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1907, having primarily Wood Shingle Exterior and 3859 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	12659.000	568,900		531,800	1,100,700
Total Card	0.291	568,900		531,800	1,100,700
Total Parcel	0.291	568,900		531,800	1,100,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.23 | /Parcel: 285.2

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
108626			10/01/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 164.0-0003-0001.0

!12708!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	541,600	0	12,659.	531,800	1,073,400	1,073,400	Year End Roll	12/18/2019
2019	111	FV	476,900	0	12,659.	531,800	1,008,700	1,008,700	Year End Roll	1/3/2019
2018	111	FV	476,400	0	12,659.	471,100	947,500	947,500	Year End Roll	12/20/2017
2017	111	FV	449,400	0	12,659.	395,100	844,500	844,500	Year End Roll	1/3/2017
2016	111	FV	449,400	0	12,659.	395,100	844,500	844,500	Year End	1/4/2016
2015	111	FV	408,900	0	12,659.	341,900	750,800	750,800	Year End Roll	12/11/2014
2014	111	FV	408,900	0	12,659.	330,500	739,400	739,400	Year End Roll	12/16/2013
2013	111	FV	408,900	0	12,659.	314,500	723,400	723,400		12/13/2012

PRINT

Date	Time
12/11/20	02:46:15

LAST REV

Date	Time
10/09/19	17:02:44

apro

USER DEFINED

Prior Id # 1:	108626
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12708

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLUMMER JOHN C/	67230-3		5/11/2016	Convenience	1	No	No		
PLUMMER JOHN C	25672-596		9/21/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	I & E Return	JO	Jenny O
10/1/2018	MEAS&NOTICE	HS	Hanne S
2/14/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
4/1/2009	Measured	201	PATRIOT
10/22/2008	Meas/Inspect	345	PATRIOT
5/11/2000	Measured	276	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		12659		Sq. Ft.	Site		0	70.	0.60	8			Topo	-5					531,847						531,800	

Total AC/HA:	0.29061	Total SF/SM:	12659	Parcel LUC:	111	Apts. 4-8	Prime NB Desc:	ARLINGTON	Total:	531,847	Spl Credit		Total:	531,800

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	5	Total:	5
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	5		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	5	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.92209119
Const Adj.:	0.99396008
Adj $ / SQ:	128.313
Other Features:	254500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	824475
Depreciation:	255587
Depreciated Total:	568888

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	5

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	5	Baths:	5	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
5	3	1	M
Totals			
5	15	5	

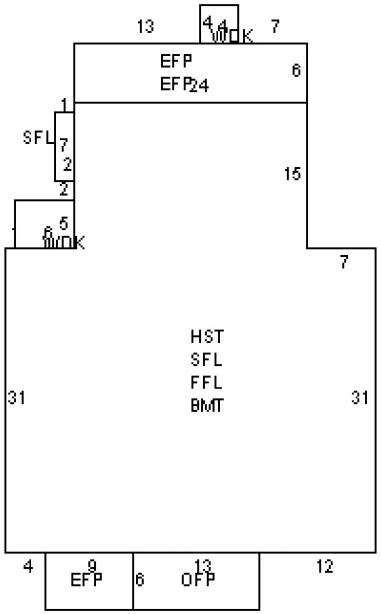
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.31
Special Features:	0	Val/Su Net:	97.03
Final Total:	568900	Val/Su SzAd	147.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,552	128.310	199,142
BMT	Basement	1,538	38.490	59,204
FFL	First Floor	1,538	128.310	197,346
HST	Half Story	769	128.310	98,673
EFP	Enclos Porch	342	34.970	11,961
OFP	Open Porch	78	37.430	2,919
WDK	Deck	46	15.900	732

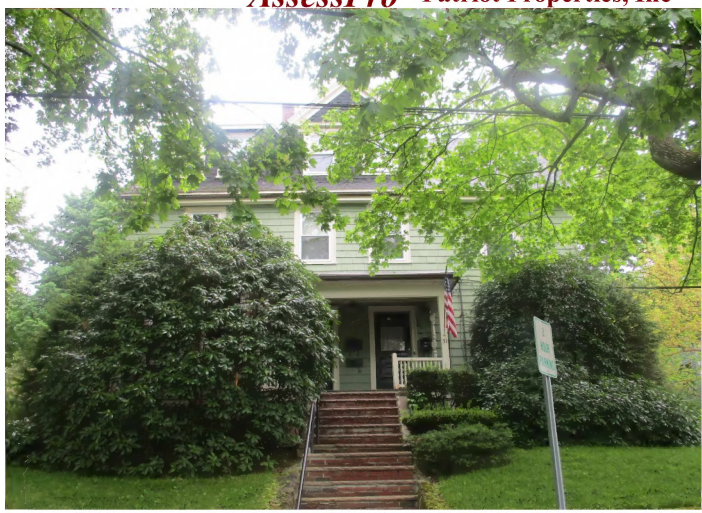
Net Sketched Area:	5,863			Total:	569,976
Size Ad	3859	Gross Are	6632	FinArea	3859

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 164.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	